

TABLE 13
COMPARISON OF EXISTING LAND USES WITHIN SELMA

Land Use	1970		1976		
	Acres	Percent of Developed Land	Acres	Percent of Developed Land	Percent Change
Residential	409.6	56.1	369.23	47.7	- 9.9
Trade	27.7	3.9	33.59	4.3	+21.3
Manufacturing*	66.9	9.2	58.68	7.6	-12.3
Services*	28.05	3.8	38.96	5.0	+36.4
Transportation	185.88	25.5	253.50	32.8	+38.9
Communications, & Utilities*					
Cultural, Enter- tainment, & Recreation*	11.07	3.8	19.94	2.6	+80.1
Vacant	<u>310.9</u>		<u>315.00</u>		
	1040.1		1088.90		

Under the Residential classification, there are 40.37 fewer acres now than in 1970. As previously explained, the most logical explanations would be impact of the code enforcement program, the NDP, the widening of U. S. 301, and the possibility that vacant lots in the 1970 study were classified as Residential as long as they were in a primarily residential block.

Trade

The amount of land devoted to trade has risen, both in absolute acreage and percentage of developed land. Trade continues to dominate in the Central Business District (CBD) with a number of small grocery stores and convenience food stores at various locations throughout the town. Several new trade establishments have located on U. S. 301 leading north and south out of town. Of particular note is the recent development of Johnston Plaza on U. S. 301 south with its emphasis on trade.

An examination of the two land use maps (one for 1970 and the other for 1976) reveals that in general, the major manufacturing concerns in 1970 were still in existence in 1976. Some of the possible reasons for this overall decline--keeping in mind that a precise comparison between the two is impossible because of the conversion problems--are: (1) the CP&L facility on Raeford is now classified as transportation, communications, and utilities; (2) the sanitation building on Webb Street is now classified as services; and (3) the town's transformer station on Anderson Street is now categorized under transportation, communications, and utilities.